



## **ADDENDUM #2**

To Kohr Administration Building RFI (Released March 1, 2021)

Addendum Date: 3/19/2021

### **ANSWERS TO QUESTIONS RECEIVED BY CITY OF BLOOMINGTON REDEVELOPMENT COMMISSION FROM INTERESTED PARTIES BY CLOSE OF BUSINESS, MARCH 17, 2021**

This Addendum No. 2 shall supplement, amend and become a part of the Request for Information (RFI) for the City of Bloomington Hospital Development Project - Adaptive Reuse (Local Historic Designation) for the Kohr Administration Building. All Submittals shall be based on these modifications to the original document.

Addendum No. 2 is intended to capture the questions received by Alex Crowley via email by close of business March 17 as per the RFI, received during the City's first tour date with interested consultant teams on March 12, 2021, as well as questions received during the virtual tour presented by video conference on March 16, 2021.

#### **QUESTIONS AND ANSWERS:**

(Q1) What parking will be available for tenants at the Kohr Building site? Will the existing surface parking lot abutting the building remain?

(A) It is unlikely that the parking area will remain as it sits today. We recommend reviewing the Bloomington Hospital Site Master Plan for intended future site boundaries to help reference against the current configuration. That stated, there is flexibility expected as developers propose different building and parking layouts on each development parcel. We also will be retaining the existing parking garage as a component of the full redevelopment effort.

(Q2) Are heating, cooling, water, and electrical systems within the Kohr Building attached to the rest of the hospital campus?

(A) All such systems in the Kohr Building are fed from the main hospital. When the hospital is demolished, all systems in the Kohr Building will need to be independent, including heating, cooling, water, electrical, fire suppression, etc. The mechanical/steam room in the Kohr Building is also served by power from the main hospital.

(Q3) When will the Kohr Building's systems be disconnected from the main hospital systems?

(A) We anticipate this action being one of the last to occur as the existing hospital and its peripheral buildings are demolished; that outlying date is not firmly established at the time of this RFI. However, there may be a circumstance where those utilities are severed earlier if a Kohr Building

redevelopment plan goes into effect whereby onsite utilities and services are established on the building site v. supplied by the hospital power station.

(Q4) Where do the building's utilities run?

(A) We believe water and possibly sewer mains run through both 1st Street and Rogers Street, both abutting the Kohr property boundaries. Power, steam and water to the Kohr Building are currently supplied by the adjacent hospital building (with the exception of the west stairwell, which appears to have an independent fire system riser possibly tapped to a street main).

(Q5) What is the Kohr Building roof made of?

(A) Visual assessment is that the roof is made of commercial standard EPDM sheets, sealed at the seams, and wrapping up to the internal lip of the outside upper roof line (an original limestone block course). The rubber membrane is rock ballasted and appears roughly 15-20 years old based on the state of seam seals and curling.

(Q6) Has the Kohr Building ever gone through a significant renovation?

(A) Yes, though not a wholesale "top to bottom" renovation. It has been updated throughout its life as a part of the hospital complex, including upgraded electrical in places/floors, interior finishes, newer drop ceilings, and typical paint and necessary exterior attention such as tuck pointing in places.

(Q7) Are the floor tiles made from asbestos?

(A) We have published a building assessment report for the Kohr Building that can be found at [bloomingtonhospitalsite.com](http://bloomingtonhospitalsite.com) under the "Resources" tab. We cannot verify the composition of floor tiles or their mastic. We do highly recommend that any developer of the Kohr Building consider conducting a RACM survey of the building.

(Q8) What is the elevator set-up in the building?

(A) There is one elevator bay and we are unsure if it is original to the building, though it does appear to be (it is an old Otis model, deep enough for gurneys). There is not a separate freight elevator.

(Q9) What is the ceiling height in the basement of the building?

(A) We are in the process of looking for the original building plans and blueprints to answer questions such as these. A visual estimate of the ceilings looks to be approximately 7'.

(Q10) Is the Kohr Building slab on grade?

(A) We assume that portions of the building are built slab on grade or may have a small amount of crawl space (see comparison between basement floor plan and first floor plan). Again, we are in the process of looking for the original building plans and blueprints to answer questions such as these.

(Q11) What are the expected/intended salvage operations from the renovation of the Kohr Building?

(A) At this time there are no plans to conduct pre-demolition salvage operations at the Kohr Building.

(Q12) What is the timing of the hospital demolition, as that will affect the timing and coordination of the Kohr Building access and renovation?

(A) Similar to the overall demolition and replatting of the project, there is not yet a firm date. We do expect that demolition will occur during 2022 after IU Health has fully vacated the hospital. If the Kohr Building is vacated simultaneously, then the demolition may commence.

(Q13) What is the expected move-out date for current Kohr Building operations?

(A) The projected date for the move to the new hospital site is November 26, 2021. However, that date (and all subsequent planning) is dependent on construction progress at the new IU Health Bloomington Regional Academic Health Center.

(Q14) Will it be possible to maintain a walkable connection from the parking garage to the Kohr Building?

(A) This will almost certainly be possible post-demolition, but during the demolition process itself we may need to be creative in order to provide safe access between the two structures.

(Q15) Are the windows in the Kohr Building original? Will the windows be replaced?

(A) We do not know if the windows are original to the building, but we are in the process of looking for the original building plans and blueprints to answer such questions. All decisions concerning possible replacement will be made by the new owner/developer of the building. It appears that the windows may have been replaced in the past but they are not what we would consider modern windows.

(Q16) Are the original building plans available?

(A) We are in the process of looking for the original building plans and blueprints. Any design prints, as-builts, or similar documents will be shared if available as an additional Addendum to the RFI and with development partners.

(Q17) Has the building been designated as historic?

(A) The Kohr Building was designated by Bloomington's City Council on February 3, 2021 as a historic district as provided under Title 8 of the Bloomington Municipal Code entitled "Historic Preservation and Protection." The building is not on the national register of historic buildings.

(Q18) What is the current use of the building?

(A) The Kohr Building is currently used for administrative purposes, storage and offices. It has not housed patients for some time but does have IU Health employee occupants.

(Q19) What is the average size of the original patient rooms?

(A) We are in the process of looking for the original building plans and blueprints to answer questions such as these. The rooms are no longer "patient rooms" and have been modified

significantly over the years. We recommend consulting any existing drawings that have been made available during tours or online.

(Q20) At what point will the City be turning the building over to the developer?

(A) That is determined via very specific requirements we do not yet possess. We will work collaboratively with IU Health and the development partner to establish deadlines and turn over dates in an equitable and considerate manner for all involved. We see this as a collaboration to reach a desired outcome and recognize the complexities therein.

(Q21) Are there incentives available to the Developers?

(A) We recommend reviewing the RFI for language along these lines and reiterate that there may be local affordable housing funds such as tax incentives, housing development funds, specialized lending/financing programs and Section 8 vouchers, possibly in addition to federal historic credits. In many cases, these programs can be “stacked” or assembled to greater aggregate benefit.

(Q22) Are the future development parcels “discrete” between developers? (Rephrased: Will each parcel be owned by separate developers?)

(A) In theory, yes, each parcel is intended to be marketed separately and transacted independently. The City wishes to afford developers of all sizes, locally-based and otherwise, to have equal opportunities for these redevelopment parcels. We recognize that competitive forces are a part of any such undertaking and thus a single developer may succeed in obtaining multiple parcels by virtue of competitive offers. However we do not intend to have a *Master Developer* assume control over multiple parcels.

(Q23) Are parcels currently delineated?

(A) No. The parcels as they sit today are not what the future development parcels will be. As the parcels are transferred to the City, they likely will be replatted to suit the design scheme and parcel quilt identified in the Master Plan.

(Q24) Does the City have and can the City provide rating for the floors in the Kohr Building?

(A) The City does not have this information on hand but shall seek design detail information from IU Health for floor composition and construction. We presume this is not a question based on “AC” rating (abrasion criteria), but rather a load capacity question. A fair supposition for conceptual design is that the floor weight bearing capacity is high based on the general original building construction. There is a floor boring location in the Library room that can be further investigated for as-built condition (a borescope would be best suited for this investigation and could also be used to examine interior demising walls in the same room).

(Q25) What is the City expecting with these Kohr RFIs? Are they looking for an estimation of units or something more detailed?

- (A) The City is most interested in proposals that show the most comprehensive approach from concept through delivery. Therefore those proposals that showcase the most detail, including but not limited to: design configuration, project financing, project timelines congruent with the overall project constraints, and marketing scheme, will stand out as the responses the City seeks with this RFI. We understand that many conditions may impact plan execution, and would anticipate those caveats to be explicitly identified to the best of your ability. In simple terms, the more comprehensive the proposals, the better situated the City for determination of the Kohr Administration Building's future in the redevelopment plan.